

## RESOLUTION NO. 26-R-

### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A SPECIAL USE PERMIT, PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, an application for a Special Use Permit was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on May 27, 2026; and

**WHEREAS**, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, June 16, 2026. Now, therefore,

**BE IT RESOLVED** by the Board of County Commissioners of Marion County, Florida:

1. **SECTION 1. SPECIAL USE PERMIT APPLICATION 260602SU** – Stefan & Cathy Mehrl, the application requesting a Special Use Permit, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Stefan & Cathy Mehrl, Crystal River, FL 34429, to allow for two (2) miniature horses, in a Single-Family Dwelling (R-1) zone, on an approximate 1.54 Acre Parcel, on Parcel Account Number 3493-090-003, Site Address 12721 SW 73<sup>rd</sup> St, Ocala, FL 34481

**SECTION 2. FINDINGS AND CONDITIONS.** The Board has determined that this request will not adversely affect the public interest, is consistent with the Marion County Comprehensive Plan, and is compatible with the surrounding land uses. The Board of County Commissioners **agrees/disagrees** with the recommendation of approval with conditions and findings of the Planning and Zoning Commission, and approves the Special Use Permit subject to the following conditions:

1. Manure must be managed at all times to prevent odors, pests, or any condition that could create a nuisance or pose a risk to the health, welfare, or safety of people or animals.
2. Manure must be collected from the pasture at least twice per week.
3. Manure must not be stored in open piles. All manure must be stored in sealed, leak-resistant containers.
4. Sealed manure storage containers must be located within the approved pasture area and set back at least sixty (60) feet from side property lines and one hundred (100) feet from the rear property line.
5. Manure may be kept on-site for composting, up to one cubic yard, but must remain in a sealed container until compost material is ready for land application.
6. Manure not used for composting must be removed from the property at least once per week and disposed of at an approved waste disposal facility.

7. The applicant must install a two-, three-, or four-board fence with no-climb wire around the pasture shown on the Concept Plan (received 3/17/26). The pasture may be smaller than 27,000 square feet but must be at least 15,000 square feet.
8. In the event the grass provided to the horses is depleted or not in abundance, the applicant will ensure that there is free-choice quality hay offered to the horses at all times unless otherwise directed by a veterinarian.
9. The Special Use Permit runs with the property owners, Stefan Mehrl and Cathy Mehrl. The Special Use Permit does not run with the land. The Special Use Permit automatically terminates upon (a) any sale, conveyance, assignment, or transfer of any ownership interest in the subject property; or (b) any subdivision, partition, or other division of the subject property.
10. If Stefan Mehrl and/or Cathy Mehrl acquire any adjacent property for the purpose of expanding horse pasture or related equestrian use associated with the subject property, the property owners must apply for and obtain an amendment to this Special Use Permit before such expanded use occurs.
11. This Special Use Permit authorizes a maximum of two miniature horses on the subject property at any time. Replacement miniature horses are permitted, provided that the total number of miniature horses does not exceed two. Stefan Mehrl and Cathy Mehrl shall provide written notice to the Growth Services Department within ten (10) days after: (a) the death or permanent removal of a miniature horse from the property; and (b) the placement of a replacement miniature horse on the property.
12. The Special Use Permit expires on June 16, 2031; however, it may be administratively renewed three (3) times for up to five (5) years each by written instrument signed and issued by the Growth Services Director (or a position equivalent to the Growth Services Director at that time), unless:
  - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
  - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
  - c. The Growth Services Director determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

**SECTION 3. REVOCATION.** Violation or failure to comply with one or more condition(s) of this Special Use Permit shall be grounds for revocation of this Special Use Permit by the Board at a noticed public hearing.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** in regular session this 16<sup>th</sup> day of June 2026.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA**

\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

\_\_\_\_\_  
CARL ZALAK, III, CHAIRMAN

DRAFT